

Northbrook Board of Managers Meeting  
September 17, 2025 5:30PM

In attendance: Alana Corjay, Gail McElhinney, Chris Lamkins, Jim Wilkins, Jim Tryder, Laurie Cameron, Margaret Senechal

1. Call to Order - Alanna called to order at 5:40pm
2. Budget
  - a. Regular checking \$75,946.98 Fire Account \$11,260.94
  - b. Money Market \$189,419.80- \$100K is CD. This will be moved to another CD but account needs to be changed for administrative reasons.
3. Insurance - Roof discussion - Alanna reached out to the roofer to ask for a list of invoices for everything has been done so she could send to insurance agent. Alanna asked roofer to write an email stating that none of the upcoming work is pressing. Alanna forwarded the email to Chris and the insurance company. The insurance company is now satisfied, asked to see results as roofs are completed.
4. Roofs - The plan is to do at least two roofs before the end of 2025.
5. Lighting - delaying the project for now until we know how much is left in budget from roofs. It would possible to maybe do one more lighting this year. Pick up in spring 2026.
4. Foundation issue - 28 Pamela, water coming through foundation possibly. Erikson Foundation said they aren't sure where it is coming from. Alanna will contact Scott Cote, plumber, to come check for a water main break.
5. 3 Water pipe leak invoices are coming in, waiting on another invoice.
  - Scott is replacing other issues as he comes across them when fixing the leaks.
  - Laurie to contact Jay Stuart
  - 69 Cynthia has a hanging soffit - Pamela has a broken floorboard - Matt Nyman to be called.
  - Margaret is leaving the Board after the September. At the annual meeting we will discuss next steps. Alanna to speak to an interested resident about the upcoming board position
  - Renting situation - ask attorney how to handle expiring tenancy. Alanna to talk to lawyer to find out what our options are as far as renting.
  - Trees - Tomahawk to be coming, they will be in touch, probably in a few weeks.
  - Line painting \$2450 quote. Line painting is coming, it will be Friday, tbd. Old lines will be blacked out, all lines in neighborhood will be done in one day.
6. Budget - Gail and Jim put together the 2026 budget. Thoughts on how assess stand alone garages.  
Gail would like the board to review the uptick of \$37-\$40 - This will cover just gas. May go down next year if gas goes down in the upcoming year.
7. Annual meeting - Laurie Cameron, Margaret Senechal and Gail McElhinney are up for election. Margaret to reach out to the Senior Center to reserve it. The annual meeting will be held on October 5, 2025, at 10am. The board is hoping to reserve the Senior Center for the meeting. An announcement will be sent out to the community regarding the election as well as confirming the annual meeting.

The elected clerk will register board after annual meeting

8. Matters not reasonably anticipated - None

9. Adjourn - Alanna adjourned the meeting at 7:03pm. Unanimous by all present.